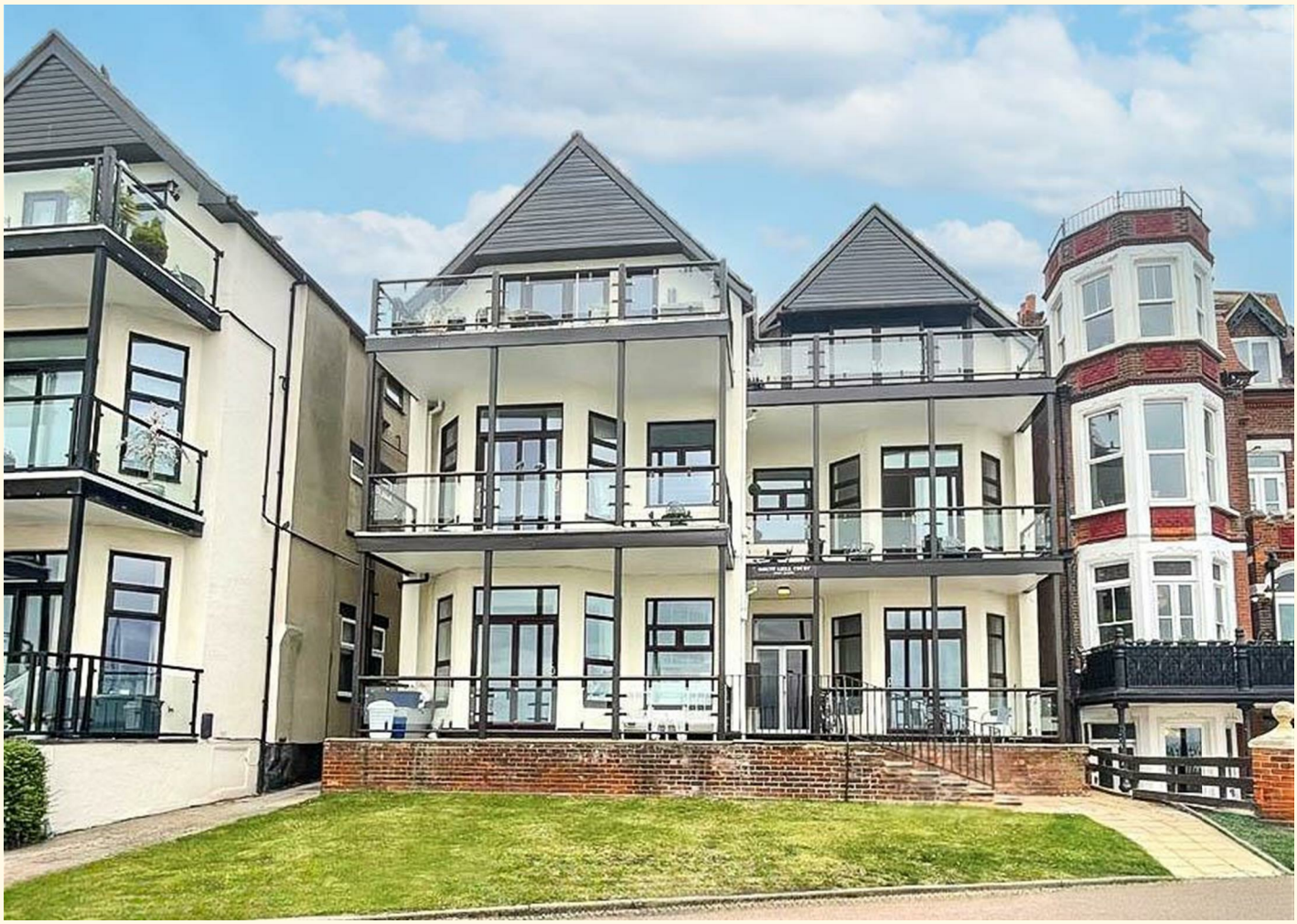

FOR SALE

The Leas,
Westcliff-On-Sea SS0 8HH

Offers In Excess Of £150,000 Leasehold

- Seafront Location
- One Double Bedroom
- First Floor Accommodation
- Street Parking Available
- Communal Garden
- Modern Shower Room
- Long Lease
- Close To Westcliff Station
- Perfect For First Time Buyers
- No Onward Chain

Selling & letting all types of property in Chalkwell, Westcliff, Leigh, Southend and the surrounding areas.

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Description

The main standout feature of this apartment is its enviable location. Just a step out of the front door, residents can enjoy the refreshing sea breeze and stunning coastal views, enhancing the appeal of seaside living. The flat is also conveniently situated within a short walk to Westcliff mainline station, providing easy access to transport links, and is close to Southend city centre, where a variety of shops, restaurants, and leisure activities await.

This first-floor flat presents an excellent opportunity for first-time buyers. The property features one inviting reception room, a well-appointed bedroom, and a modern bathroom, making it a perfect starter home.

Mount Liell Court in The Leas is ideal for those seeking a blend of comfort and convenience, with the added benefit of coastal charm. Whether you are looking to make your first step onto the property ladder or seeking a quaint retreat by the sea, this flat offers a unique opportunity to embrace a vibrant lifestyle in a picturesque setting. Don't miss the chance to make this lovely apartment your new home.

Measurements

Lounge/Kitchen - 12'3 x 11'10 (3.73m x 3.61m)
Bedroom - 12'4 x 10'9 (3.76m x 3.28m)
Bathroom - 5'5 x 5'2 (1.65m x 1.57m)

Interior

Upon entering the communal hallway, there are stairs leading to the first floor and the apartment is directly in front. Once inside the property the shower room is positioned on the right hand side and features a modern three piece suite comprising shower cubicle, wash hand basin and low level w/c. The open plan Lounge and Kitchen is ideal for guests coming over for meals etc. and the kitchen provides fitted units with complementary work surface with stainless steel sink and built in electric oven with hob and extractor. The bedroom can be located at the rear of the property providing plenty of space for a large bed and has built in storage. There is double glazing and gas central heating throughout.

Exterior

The property does not come with parking, however, there is ample street parking with no restrictions on the road and adjoining roads. There is a communal garden situated to the rear of the property ideal for relaxing.

Location

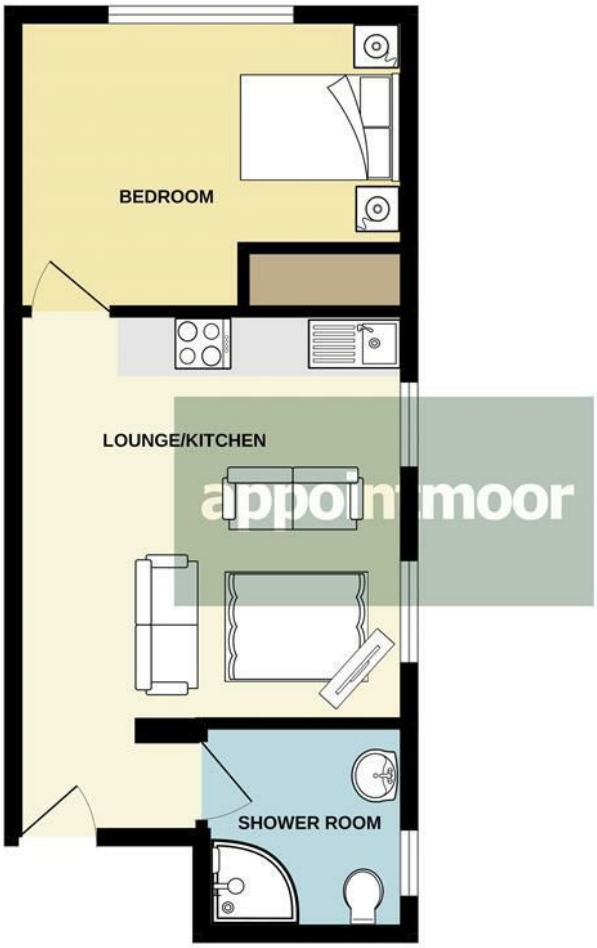
With only a short walk to the seafront, Westcliff and Chalkwell stations, Southend City, Leigh Broadway, Wesctliff Shops and The Cliffs Pavillion, this property has literally everything you could ever want on your doorstep. If you are looking for a quiet retreat by the sea, then this location would be perfect. Ice Cream Parlours over the road and Restaurants across the seafront.

Tenure

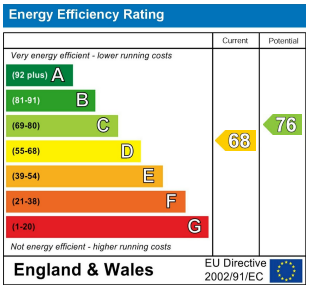
Leasehold
150 years remaining on lease
Ground Rent - 15 pr yr
Service Charge £800 pr yr

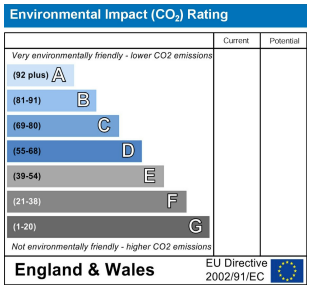
Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee.
These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. **VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





AGENTS NOTES:

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Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU
T. 01702 719966 W. appointmoor.co.uk

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